



City of Verona

Planning and Development Department
111 Lincoln Street
Verona, WI 53593-1520
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www.ci.verona.wi.us

REQUEST FOR PROPOSALS MATTS HOUSE 101 NORTH MAIN STREET/100 EAST VERONA AVENUE



City of Verona, Dane County, Wisconsin
Issued **February 9, 2016**

All proposals must be received no later than 4:00PM on March 11, 2016

Background

The City of Verona is requesting proposals for City owned property located at the northeast corner of Main Street and Verona Avenue. Specifically, the property is addressed as 101 North Main Street and 100 East Verona Avenue. The all-brick structure is located at the busy intersection of Main Street and Verona Avenue. The future use of this property must be consistent with the City's adopted Downtown Mobility and Development Plan (Downtown Plan) and must meet certain criteria relating to the use of the property. Further, it is the intent of this Request for Proposals (RFP) to ensure the preservation and rehabilitation of the existing structure. The City will review all proposals for the use of this property; however significant preference will be given to proposals that preserve the existing structure. This RFP contains a description of the property, description of the goals and criteria set by the City of Verona for this property, and additional information about the site and the RFP process.

Property Details/Background

The Matts House was built around 1860 by Josiah H.B. Matts and is considered to be the oldest structure in Verona. The two-story asymmetrical brick Italianate farmhouse has included many uses over the years and most recently was used as a learning center. In March of 2015 the City purchased the property as additional right-of-way (ROW) is needed for the potential future expansion of the roadway intersection.

Since the City purchased the property, a draft Certified Survey Map (CSM) has been created indicating the amount of land the City needs for future roadway (approximately 3,711 square feet). The City would consider an agreement for the use of this future roadway area as additional parking for the site until the future intersection is expanded. The City's Downtown Plan recommends that the City establish a public parking lot in this area that would offset the loss of private parking due to the intersection expansion. A facilities assessment summary has been completed for the property to help provide background information and a general baseline summary of the building's condition as of the summer of 2015, based upon visual observation of the building. In addition, in late 2015 the City completed some building maintenance projects to maintain the condition of the building.

Presently the property is two (2) parcels totaling 16,329 square feet. Once the City completes the CSM, the property will be one (1) parcel containing approximately 11,779 square feet. The City intends to complete the CSM after the RFP process has been completed. The property is zoned Central Commercial (CC), and located in the Downtown Design and Use Overlay District. The gross building area is approximately 3,900 square feet, with approximately 1,300 square feet in the basement, 1,300 square

feet on the first floor, and 1,300 square feet on the second floor. The City has not completed precise measurements of the building's square footage. Depending on the proposed use, additional space may be available in the attic. In 2015 the City of Verona completed work on the building by removing two (2) skylights, reroofing the southeast roof, removal of a handicap ramp on the west side of the building, and adding pavement to redirect water on the west side of the building. While the building has undergone many changes over the years, many unique architectural and design elements remain.

The City of Verona has already spent \$150,000 to acquire the property; thus proposals that do not require further City assistance will fare better with the City's review. That being said, the property is located in Tax Increment Financing (TIF) District #4 and the City administers an economic development revolving loan fund. Both of these tools may be available as incentives for the right project.

Site Development Goals

Redevelopment of this property shall accomplish the following goals:

- Create a vibrant destination for residents and visitors by adding more places to live, work, shop, and eat in accordance with the City's Downtown Mobility and Development Plan.
- Rehabilitate and maintain the historic character of the building by reusing the original building materials to the greatest extent practical.
- Enhance the economic activity in the Downtown area.

Agreement

The developer should anticipate entering into a development agreement with the City of Verona. Terms of the agreement may include the rehabilitation timeline/scope, a deed restriction or covenant to prohibit the demolition of the building, a City first right of refusal on future sales, insurance and indemnification requirements, a use agreement for the right-of-way/outlot, and the sale price.

Timetable

The property is currently available. The developer should propose a comprehensive timetable for construction/occupancy. The developer will be expected to commit to any schedule submitted. Any conditions that could negatively impact the submitted timetable shall be specified.

The developer will be given up to four months after selection to obtain final permits, financing, and enter into a development agreement with the City. Closing on the property is contingent upon approval of a development agreement and providing evidence of sufficient financing to complete the project. The developer will be solely responsible for obtaining approvals for any necessary permits or licenses required for work on the property or the operation of proposed uses.

Submittal Requirements

All submissions shall include the following:

A. Cover Letter

A cover letter, signed by an authorized representative of the proposing entity, must contain a commitment to complete what is proposed in the submission. Each proposal must indicate a mailing address and primary contact person with his/her telephone number and email address. The cover letter may also contain pertinent facts or details of the proposal which the proposer desires to emphasize.

B. Development Team Members, Organization, and Qualifications:

Provide an organizational chart identifying all team members and their reporting relationships and identify the organizational structure of the proposer (e.g. joint venture, partnership, non-profit organization etc.) percentage of ownership and responsibilities. Provide qualifications and specialized experience of the organization(s) and key development team members to be involved in the purchase and development of the property:

- Describe current and previous experience on similar projects (completed in the last five years), including relevant experience in design and implementation of developments similar to the development proposed.
- Provide references for work on similar projects.
- Include current resumes for the key individuals with project responsibility.

C. Proposed Use & Concept Design:

The proposal shall include the following:

- A narrative description of the proposed use of the property. If the final use of the property is not known, the narrative should identify what types of uses would be considered and how a final use would be selected.
- A description of the vision for the rehabilitation of the building and a detailed plan for the scope, approach, and timeline for the rehabilitation work.

D. Budget, Financing and Schedule:

- Provide an estimate of total development costs broken out by hard and soft costs and by phase of the project.
- Describe the sources of financing for the project.
- Submit evidence of the capacity to secure equity capital and construction financing for the project.
- Provide the purchase price.
- Present a complete development schedule for the project including construction, marketing, and absorption of the building. Developer shall indicate if property is intended to be owned or sold within the next five (5) years.

The most feasible proposal that fit with the City's vision will be short-listed based on the above criteria. Project contacts will be contacted for an interview to further discuss details of the proposed projects.

Emailed proposal are preferred (must meet 4:00PM Deadline). However paper submittals shall be sealed and marked "Matts House"; no faxed responses shall be accepted. Please submit copy of the proposal to:

City of Verona
 Planning and Development Department
 111 Lincoln Street
 Verona, WI 53593
adam.sayre@ci.verona.wi.us

Schedule

February 9, 2016		Announcement for RFP
February 19, 2016	1-3PM	Non-Mandatory Building Tour
March 11, 2016		Deadline for Proposals
March 21, 2016		Initial Review of Proposals
March 22, 2016		Short List Notification (Interview Times Set)
April 4, 2016		Interview with Short List Proposals
April 11, 2016		Council Selection

Inquiries:

For questions or clarification regarding this RFP, please contact:

Adam Sayre – Director of Planning & Development:
608-848-9941 or adam.sayre@ci.verona.wi.us

This RFP and answers to questions will be posted in a timely fashion at
www.veronawi.gov

Ownership

RFP submitted on time becomes the property of the City upon submission, and the RFP will not be returned to the proposers. By submitting, the proposer agrees that the City may copy the RFP for purposes of facilitating the evaluation.

All proposals submitted in response to this RFP become property of the City and will be considered a public record, and such may be subject to public review before selection and award. If a developer claims a privilege against public disclosure for trade secret or other proprietary information, such information shall be clearly identified in the proposal.

Evaluation

City staff will coordinate the selection process and the Common Council shall be the final decision-maker regarding this selection. The City reserves the right to reject any or all responses or terminate development negotiations at any time. The City reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to City Staff, the Common Council, or others. As part of the evaluation process, the City expects to interview some, but not necessarily all, of the developers submitting proposals. The selection of a qualified developer will be based generally upon their project vision, credentials, relevant experience, financial capacity, willingness to carry out the project in a careful and coordinated manner with the full collaboration of the Planning and Development Department.

Proposals will be reviewed and evaluated based upon:

35% Development Project Vision / Scope

- Anticipated use and its impact on the downtown
- Consistency with the City's Downtown Plan
- Quality and appropriateness of the building rehabilitation
- Completeness of the proposal
- Proposed rehabilitation schedule

25% Experience of Development Team

- Qualifications of development team members
- Experience with historic rehabilitation
- References for work on similar projects

20% Capacity of the Developer

- Financial resources and capacity to secure financing
- Feasibility of the project / likeliness to succeed
- Ability to complete the project in a reasonable timeframe

20% Purchase Price and Financial Assistance

- Proposed offering price
- Need for City incentives/assistance

Expenses

The City of Verona shall not be liable for any pre-agreement expenses incurred by anyone in relation to the preparation or submittal of a proposal. Pre-agreement expenses include, but are not limited to, expenses by persons in: preparing proposal or related information in response to the RFP; negotiations with the City of Verona on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations. Additionally, the City of Verona shall not be liable for expenses incurred as a result of the City's rejection of any proposal made in response to this RFP.



CUNINGHAM
G R O U P

January 2, 2016

FACILITIES ASSESSMENT SUMMARY

Matts House, City of Verona

Prepared by
Cunningham Group Architecture, Inc.
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Contributors:

City of Verona
Cunningham Group Architecture, Inc.
J.H. Findorff & Sons
Graef
MEP Associates

1. Introduction

Introduction

Facilities play a key role in the City of Verona and its community. As the Mayor notes in his letter:

Verona also offers many excellent public facilities including an impressive library, a popular senior center, numerous park shelters, and a swimming beach located at Fireman's Park. The Verona Area School District has a strong reputation for providing quality education and is home to the Verona Performing Arts Center and Natatorium. Verona is also a great place for business from the specialty shops in our downtown to the corporate headquarters of a worldwide healthcare software company.

The City is dedicated to providing environments that are safe, secure, healthy accessible and inviting to all members of the community and its visitors.

Purpose of the Report

A facilities assessment was conducted in June 2015 to identify deficiencies and provide background for priorities in planning future work for the City of Verona. Disciplines of architecture, structural, mechanical, electrical and construction viewed the Matts House facilities. City of Verona, Planning & Development leaders provided background information about the building and the potential future scenarios for Matts House.



1. Introduction

Matts House Statistics/Data

DATE OF CONSTRUCTION:

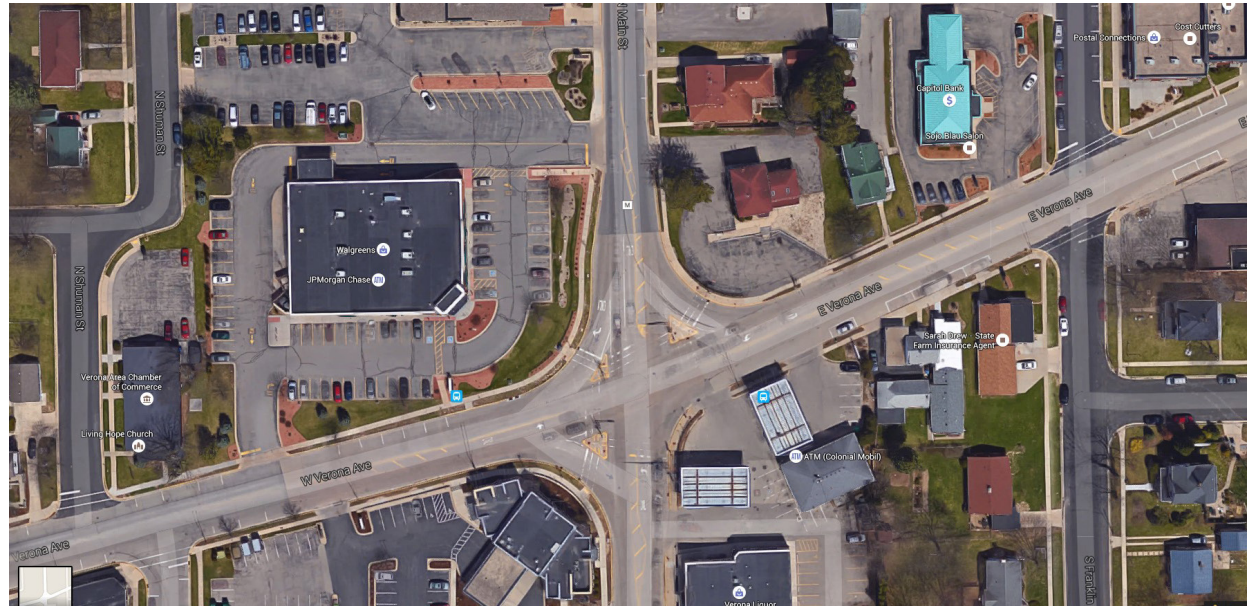
1848

BUILDING AREA:

Basement: 1,300 square feet

Ground Floor: 1,300 square feet

Second Floor: 1,300 square feet



Matts House is located at 101 N. Main Street. The main entry is located on the south of the property with parking surrounding the structure on the north, west and south. The building is currently unoccupied.

The building's original construction in 1848 was the first brick house in Verona. It has served many functions during its lifetime and most recently was a mixed-use occupancy with commercial on the ground floor and residences on the second floor. The basement is unfinished and houses the primary building systems sources; mechanical, electrical and plumbing. The building is approximately 1,300 square feet on each floor.



2. Facilities Assessment

Structural

A. Structural

Note: A building constructed in 1848 might not meet all of today's structural provisions. It is suggested that the City of Verona prioritize reviewing, replacing and reinforcing the wood beams joists and columns, as these members pose more risk in the event of a failure. The foundation, while being a large item, poses less risk of a catastrophic failure. Upon city decision, a survey of the structure will be performed (once things are exposed.)

FOUNDATION (SEVERAL OPTIONS)

1. Minor repairs might suffice, but the basement would remain "un-useable"
2. Major repairs could be done to reinforce, waterproof and "shore-up" the existing foundation and floor slab.
or
3. Shore up the building and install an entirely new foundation.



WOOD FRAMING

Ground level

1. Level Floor (jacking from below)
2. Replace or reinforce beams as needed...add posts to basement floor.
3. Replace or reinforce joist as needed (two lines of wide flange beams with post supports could be added to reduce floor span.)

Second level

1. Level Floor (jacking from below)
2. Replace or reinforce beams as needed...add posts to ground floor blocking to beams/post below.
3. Replace or reinforce joist as needed.

B. Architectural

Note: First Steps in Stopping Moisture Migration and Further Damage to Existing Foundation

SITE GRADE - WATER MITIGATION - INTRUSION

1. Adjust existing site drainage to flow away from building and foundation.
2. Remove loose rock at perimeter of building foundation, dig out window wells and other current subgrade building features, including coal chute and cellar scuttle.
3. Lower existing perimeter grade to original historic height. High soil elevation has and continues to cause brick absorption and spalling at and below grade.
4. Route/Reroute downspout drains away from building.
5. Connect/Check connections of all downspouts.
6. Visit building during rain event to assist in determining if current gutters can handle water shed from roofs and also if they are functioning without leaks or blockage.
7. Seal/Sealant at sidewalk and stoop.
8. Slab jack stoop for positive slope away from building.
9. Install/Place high capacity dehumidifiers in basement.

Include fans to move air. Remove poly from walls to allow drying out.

INTERIORS

Basement

Existing perimeter foundation wall has significant prolonged damage from moisture/water infiltration from grade and below grade seep. There is no current sign of foundation wall collapse or failure. The first steps are addressed and outlined and will be required to determine how to proceed with any required underpinning for rebuilding of walls. It is very likely this space had dirt floor,

and its depth may have been increased over time for usability and mechanical. Original coal chute located in northwest corner of basement sealed with insulation, therefore was not inspected. It is evident that the original mechanical system is not present. The age of the home preceded electrical systems. At some point, electrical systems were added as porcelain posts were present in floor joist space. Additionally, the existing window on west wall is filled with insulation and covered with poly. Finally, there is an exterior presence of windows below grade at south of west entry to the first floor.

1. Multiple steel and wood support beams have been added to reinforce first floor framing joists. Existing 9" deep x 2' rough sawn joists. Seen by visual inspection to be without rot or cracks in main basement, but in smaller wing to east have surface deterioration due to high humidity over long time period. Midpoint of first floor framing shows settlement of 2-3" from perimeter to center. Telegraphing of slope is apparent in door frames and wide cased openings on upper floor(s). Main basement space contains forced air gas furnace using central core shaft to retain air. Smaller room to east houses up to 40 gallons of gas water heaters. A small 8" wide stone separation. Wall with opening separates large and smaller wings of basement. Rough cut wood beam running east/west at midpoint of larger room supports first floor framing and masonry bearing wall above. The beam consists of two pieces notched at midpoint and indicating separation and sag. Floor joists are notched into fire cuts in beam and recessed into stone wall. Ends in masonry will most likely have rot due to wall moisture. This will require end consolidation or sistering on reinforcement. New replacement center and mid-span support beams are recommended to assist shallow depth joists, joist hangers should also be added to beam connections as joists are recessed from fire cuts in beam and bearing is comprised.
2. Foundation wall once dried out will require significant tuck pointing to fill voids and increase bearing capacity of walls. Bearing plates placed on top of walls will provide uniform loading from walls and floor loads above.

2. Facilities Assessment

Architectural

Level 1

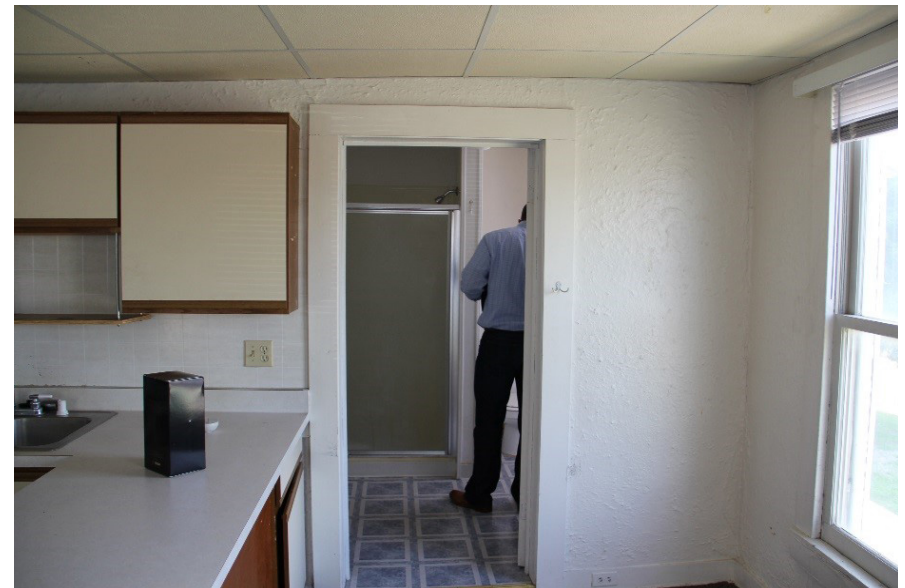
Level 1 consists of large open space rooms; living room, dining, parlor and kitchen of original home. All existing (some likely original) woodwork is painted. All floors are covered with carpet or linoleum. Interior and exterior walls some wood later apparent at interior portion. Ceilings are not exposed, and have recently been covered with acoustical pad and grid.

1. Original windows replaced from interior original brick mold in place at exterior some interior casings and sills still present.
2. Significant floor slopes visually recognized. Referenced in basement text.
3. Three existing means of egress exist. One in smaller wing on east, main on west and third from south accessing stairs to upper floor. Door to stairway up is blocked off to allow separate tenant use and private entry and door still present in main house.

Level 2

Original sleeping quarters of current second tenant space with kitchen. Separated into four and connected by a hallway at the top of the stairs.

1. Exterior plastic walls, replaced windows and original castings, wainscot and some doors consistent with the first level. Plaster is directly on brick in multiple widths (3-4") in good condition, especially considering age.
2. Existing wood floor uncovered below carpet appears to be salvageable and a red/brown painted surface. The species appears to be fir.
3. Plaster ceilings again covered by acoustical pad and grids. What is exposed has cracks but uncertain of overall condition.
4. Water damage at existing skylights and other portions of the ceilings.
5. Demolition of existing laying ceiling grid and tiles.



2. Facilities Assessment

Architectural

ROOF

The roof appears as if much of the existing wood decking is deteriorated and requires replacement upon reroofing. Open rafters appear to be in average condition, therefore can remain.

1. Reroofing
2. Replacement or infill of skylights



2. Facilities Assessment

Mechanical, Electrical and Plumbing

C. Mechanical, Electrical and Plumbing

Note: Confirmation of MEP estimated costs should be requested from local contractors.

HVAC

The building is currently served by two gas-fired furnaces; a gas meter is provided for each unit. A/C is provided for the ground level only. One strip of electric baseboard heat is provided in an upstairs room and could be reused.

Recommendation:

All HVAC systems should be removed and replaced with new per the following:

1. Remove existing systems
2. Provide new high-efficiency furnaces; quantity pending new owner requirements.
3. Provide A/C coils and condensing units; quantity pending new owner requirements.
4. Provide new supply and return ductwork throughout building; zoning pending new owner requirements.
5. Provide new bathroom exhaust fan(s).



2. Facilities Assessment

Mechanical, Electrical and Plumbing

PLUMBING

Building has a standard plumbing system, similar to a residential home. There is a combination of cast-iron and PVC sanitary waste, PVC venting and copper water lines. Two electric water heaters are located in the basement and appear to be in good condition. Underground plumbing piping is suspect for deterioration given the age. No sump was observed.

Recommendation:

All plumbing piping should be removed and replaced with new per the following:

1. Remove existing systems
2. Provide new above ground plumbing systems throughout (i.e. sanitary and vent, cold and hot water piping, pipe insulation)
3. Provide all new fixtures (** will most likely be an allowance).
4. Reuse existing electric water heaters.
5. Examine and/or test underground sanitary piping; replace as necessary
6. Provide new sump pump and drain tile



ELECTRICAL

The building has two electric services and each feeds a 100A panel; one for the ground level and one for the upstairs area. A sub-panel is located upstairs and serves the kitchen's range, lights and outlets. Electrical wiring throughout the building is inclusive of: NM cable (Romex), antiquated braided cable, AC cable, and conduit. Exterior lighting is installed; however, the electrical wiring is exposed. Phone and TV services are provided to the building.

Recommendation:

All electrical wiring, outlets, panels and services should be removed and replaced with new.

1. Remove existing systems
2. Provide new service with 200A panel; pending new owner requirements.
3. Remove all existing cabling and rewire per today's code.
4. Underground feeder (UF) cable serving landscape lighting to be direct-buried or in conduit.
5. Provide new panels, sub-panels as required, and new outlets. Routing of wiring to accommodate new building construction.



D. Historic Preservation

Historic sites represent the cultural diversity of our communities. Preservation seeks to conserve and to protect buildings, artifacts and landscapes of historical significance. Several State and Federal Historic Preservation Tax Incentive Programs exist to promote economic revitalization and assist with design and construction cost premiums associated with historic rehabilitation.

The following is a brief description of: historic designation and historic tax credits; historic rehabilitation design and construction; and, cost and schedule implications.

HISTORIC DESIGNATION AND HISTORIC TAX CREDITS

To qualify for tax incentive programs a site and/or structure must be listed on the National Register of Historic Places. Currently, Matts House is not listed on the National and State Registers of Historic Places. It would require a nomination clearly identifying the project's historic significance. Past interior renovations virtually removed all historic interior characteristics. Therefore, the exterior rehabilitation of Matts House may be the only portion to qualify for Historic Tax Credits. Often the National Register nomination, which presents information about the significance and appearance of the building is prepared by a historic consultant (note, this is often "Part 1" of the three-part application to qualify for the Federal 20% tax credit). A list of qualified preparers can be found here:

<http://www.wisconsinhistory.org/pdfs/hp/HPR-Architecture-History-Consultants-Aug-2015.pdf>

Federal Historic Preservation Tax Incentives include:

- 20% tax credit for the certified rehabilitation of certified historic structures and
- 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936

In addition, owners of historic income-producing properties in Wisconsin may be eligible for the Wisconsin Historic Preservation Tax Program:

- This program returns 20% of the cost of rehabilitating historic buildings to owners as a Wisconsin income tax credit.

DESIGN AND CONSTRUCTION

To qualify for 20% federal rehabilitation tax credit Owners, Architects and Contractors must comply with the National Park Service Secretary's Standards for Rehabilitation. <http://www.nps.gov/tps/standards/rehabilitation.htm> These precise Standards must be implemented in the design and documentation of the rehabilitation project.

The documentation describing the condition of the building and the planned rehabilitation work is submitted as "Part 2" of the three-part application process. It is evaluated based upon the Secretary of the Interior's Standards for Rehabilitation. "Part 3" is submitted after the project is complete and documents that the work was completed as proposed. Because the National Park Service's stringent Part 2 review, state tax credits are often called a "matching tax incentive" that is awarded if the Federal rehabilitation tax credit is awarded. Nevertheless, it is important the Design Team work closely with the State's Historic Preservation Office (SHPO) to comply with State requirements.

COST AND SCHEDULE IMPLICATIONS

Due to the rigorous standards and review process associated with historic tax credits, project costs (design team fees, contractor fees, National Park application review fees, etc...) are higher. Documentation coordination and the required reviews lengthen the design/documentation schedule.

The requirement to construct to the Secretary of the Interior's Standards often increases construction costs. For example, existing historic windows cannot be replaced with new matching windows. They must be restored, even when only a minor percentage of the existing window is salvageable. These rehabilitation construction practice result in longer construction schedules.

2. Facilities Assessment

Uses and Preliminary Code Review

E. Uses and Preliminary Code Review

HISTORY MUSEUM / VISITOR CENTER

A preliminary review of the **2009 IBC** classifies a history museum and/or visitor center use as **Assembly Group A-3 Occupancy**. The **Construction Type of Matts House is most likely Type III-A - Unprotected Combustible**; also known as “ordinary” construction with brick or block walls, 2 hour fire rated, and a wooden roof or floor assembly which is not fire protected). Therefore, Matts House is within the **allowable per floor area of 9,500 s.f. and allowable number of stories 2 for an A-3 occupancy**. As for plumbing fixtures, a strict reading of the code, Chapter 29-Plumbing, requires water closets, lavatories, a drinking fountain and a service sink for A-3 occupancy. The **existing bathroom may fulfill their water closet and lavatory requirements** as separate male and female facilities are not required if the occupant load is below 15 occupants (per section 2902.2 exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less). Drinking fountains are not required for an occupant load of 15 or lower.

OFFICE SPACE

A preliminary review of the **2009 IBC** classifies office use as **Business Group B Occupancy**. The **Construction Type of Matts House is most likely Type III-B – Unprotected Combustible**; also known as “ordinary” construction with brick or block walls, 2 hour rated, and a wooden roof or floor assembly which is not fire protected). Therefore Matts House is within the **allowable per floor area of 19,000 s.f. and allowable number of stories 3 for a B occupancy**. As for plumbing fixtures, a strict reading of the code, Chapter 29-Plumbing, requires water closets, lavatories, a drinking fountain and a service sink for B occupancy. The **existing bathroom may fulfill their water closet and lavatory requirements** as separate male and female facilities are not required if the occupant load is below 15 occupants (per section 2902.2 exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less). Drinking fountains are not required for an occupant load of 15 or lower.

3. Approaches and Estimated Costs

Repairs to Halt Further Damage

A. Repairs to Halt Further Damage

To halt further damage to the structure the following scope of work is recommended:

1. Foundation and Water Mitigation
 - a. Add soil and regrade at the perimeter of the foundation wall creating a positive pitch to direct surface water away from the building foundations.
 - b. Patch foundation walls as needed.
2. Structure – no work
3. Roof - inspect and provide minor repairs
4. Building Envelope – no work
5. Interior
 - a. Remove portions of First Floor and Second Floor ceiling to expose structure.
 - b. Open First Floor walls for inspection.
 - c. Open Second Floor walls and remove non-structural walls.
6. MEP's (Mechanical, Electrical and Plumbing) - no work
7. Hazardous Materials – no work
8. Site
 - a. Regrade site for new walk and as needed for foundation perimeter regrading.

RENOVATION PHASE I (baseline)							
Repairs to Halt Further Damage							
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment
Foundation & Water Mitigation				\$ 23,094	\$ 20,000	\$ 25,000	
Floor Structures & Stairs				\$ -	\$ -	\$ -	
Roof				\$ 5,100	\$ 2,500	\$ 7,500	
Building Envelope				\$ -	\$ -	\$ -	
Interior				\$ 7,800	\$ 5,000	\$ 10,000	
MEP's				\$ -	\$ -	\$ -	
Hazardous Materials				\$ -	\$ -	\$ -	
Site				\$ 9,300	\$ 7,500	\$ 10,000	
General				\$ 13,000	\$ 10,000	\$ 15,000	
Sub-Total				\$ 58,294	\$ 45,000	\$ 67,500	
Contingency				\$ 2,915	\$ 2,250	\$ 3,375	5%
Contractor Fee				\$ 1,836	\$ 1,418	\$ 2,126	3%
Design				\$ -	\$ -	\$ -	0%
Total				\$ 63,045	\$ 47,500	\$ 75,000	

3. Approaches and Estimated Costs

Infrastructure Rehabilitation

B. Infrastructure Rehabilitation

To provide a rehabilitated core and shell the following scope of work is recommended:

1. Foundation and Water Mitigation – Provide new footings and waterproofed foundation walls along with engineered back fill and drain tile.
2. Structure
 - a. Major adjustments including leveling floors at First and Second Floors
 - b. Reframing at roof as needed.
 - c. Fix or provide basic stair structures at all Floors
3. Roof – Repair roof sheathing and new roofing
4. Building Envelope – Perform exterior masonry repairs including cleaning, resealing joints and tuck pointing.
5. Interior
 - a. Remove remaining First Floor and Second Floor ceiling to expose all floor structure.
 - b. Gut the remaining walls to structure
6. MEP's (Mechanical, Electrical and Plumbing) – no work
7. Hazardous Materials – Perform asbestos, mold and lead abatement.
8. Site – no work

RENOVATION PHASE II (add to Ph I)							
Infrastructure Rehab							
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment
Foundation & Water Mitigation				\$ 141,769	\$ 132,500	\$ 150,000	
Floor Structures & Stairs				\$ 56,500	\$ 52,500	\$ 60,000	
Roof				\$ 50,250	\$ 47,500	\$ 55,000	
Building Envelope				\$ 93,175	\$ 87,500	\$ 100,000	
Interior				\$ 18,200	\$ 15,000	\$ 20,000	
MEP's				\$ -	\$ -	\$ -	
Hazardous Materials				\$ 20,800	\$ 17,500	\$ 22,500	
Site				\$ -	\$ -	\$ -	
General				\$ 39,000	\$ 35,000	\$ 42,500	
Sub-Total				\$ 419,694	\$ 387,500	\$ 450,000	
Contingency				\$ 41,969	\$ 38,750	\$ 45,000	10%
Contractor Fee				\$ 13,850	\$ 12,788	\$ 14,850	3%
Design				\$ 23,776	\$ 21,952	\$ 25,493	5%
Total				\$ 499,289	\$ 460,000	\$ 537,500	
				\$ 562,334	\$ 507,500	\$ 612,500	
					\$ 195	\$ 236	

3. Approaches and Estimated Costs

Full Rehabilitation

C. Full Rehabilitation

To fully rehabilitate a structure ready for occupancy the following scope of work, in addition to the Approach B Infrastructure Rehabilitation, is recommended:

1. Foundation and Water Mitigation – no work
2. Structure – Provide architectural guardrails at stairs and openings
3. Roof – Finish and create ready to occupy attic space.
4. Building Envelope
 - a. Refinish all exterior wood trim, brackets, fascia and soffits.
 - b. Replace windows.
 - c. Replace exterior doors.
5. Interior
 - a. Paint.
 - b. New interior walls as needed.
 - c. Fur and insulate exterior walls.
 - d. Refinish floors.
6. MEP's (Mechanical, Electrical and Plumbing) – Replace all systems
7. Hazardous Materials – no work
8. Site
 - a. Site plantings.
 - b. Replace retaining walls.
 - c. Replace parking lots.

Notes: replacement costs for a similar facility would range from \$250/sf - \$350/sf. Therefore a new facility may cost between \$975,000 - \$1,365,000.

RENOVATION PHASE III (add to Ph II)								
Full Rehab								
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment	
Foundation & Water Mitigation				\$ -	\$ -	\$ -		
Floor Structures & Stairs				\$ 10,000	\$ 7,500	\$ 12,500		
Roof				\$ 47,520	\$ 42,500	\$ 52,500		
Building Envelope				\$ 159,270	\$ 142,500	\$ 177,500		
Interior				\$ 123,078	\$ 110,000	\$ 137,500		
MEP's				\$ 70,200	\$ 62,500	\$ 77,500		
Hazardous Materials				\$ -	\$ -	\$ -		
Site				\$ 61,675	\$ 55,000	\$ 70,000		
General				\$ 13,000	\$ 10,000	\$ 15,000		
Sub-Total				\$ 484,743	\$ 430,000	\$ 542,500		
Contingency				\$ 48,474	\$ 43,000	\$ 54,250	10%	
Contractor Fee				\$ 15,997	\$ 14,190	\$ 17,903	3%	
Design				\$ 27,461	\$ 24,360	\$ 30,733	5%	
Total				\$ 576,675	\$ 510,000	\$ 647,500		
				\$ 1,139,008	\$ 1,017,500	\$ 1,260,000		
					\$ 391	\$ 485		

3. Approaches and Estimated Costs

Ground Floor and Full Exterior Rehabilitation

D. Ground Floor and Full Exterior Rehabilitation

To fully rehabilitate a structure ready for the ground floor occupancy of a visitor center/history museum or offices (with a single unisex restroom) and a “mothballed” second floor and attic, the following scope of work is recommended:

1. Foundation and Water Mitigation – Provide new footings and waterproofed foundation walls along with engineered backfill and drain tile
2. Structure
 - a. Major adjustments including level floors at First and Second Floors.
 - b. Reframing at roof as needed
 - c. Fix or provide basic stair structure at all Floors
3. Roof – Repair roof sheathing and new roof
4. Building Envelope
 - a. Perform exterior masonry repairs
 - b. Refinish all exterior wood trim, brackets, fascia and soffits.
 - c. Replace windows
 - d. Replace exterior doors
5. Interior
 - a. Level 1
 - i. Remove ceiling
 - ii. Remove nonstructural walls
 - iii. Fur and insulate exterior walls
 - iv. New interior walls as needed
 - b. Level 2
 - i. Remove ceiling to expose structure

RENOVATION PHASE I (Occupy) Ground Floor & Full Exterior Rehab							
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment
1. Foundation & Water Mitigation				\$ 164,992	\$ 155,000	\$ 175,000	
2. Structure				\$ 98,000	\$ 92,500	\$ 105,000	
3. Roof				\$ 22,100	\$ 20,000	\$ 25,000	
4. Building Envelope				\$ 271,435	\$ 257,500	\$ 287,500	
5. Interior				\$ 71,512	\$ 67,500	\$ 77,500	
6. MEP's				\$ 78,000	\$ 72,500	\$ 82,500	
7. Hazardous Materials - no work				\$ -	\$ -	\$ -	
8. Site				\$ 86,850	\$ 82,500	\$ 92,500	
General				\$ 65,000	\$ 60,000	\$ 70,000	
Sub-Total				\$ 857,889	\$ 807,500	\$ 915,000	
Contingency				\$ 42,894	\$ 40,375	\$ 45,750	5%
Contractor Fee				\$ 27,024	\$ 25,436	\$ 28,823	3%
Design				\$ 55,668	\$ 52,399	\$ 59,374	6%
Total				\$ 983,475	\$ 925,000	\$ 1,050,000	

- ii. Remove nonstructural walls
- iii. Exterior walls - existing finishes remain
6. MEP's (Mechanical, Electrical and Plumbing) – Replace all systems
7. Hazardous Materials – no work
8. Site
 - a. Site plantings.
 - b. Replace retaining walls.
 - c. Replace parking lots.

Note: The Conceptual Cost Estimate for Approach D – Ground Floor and Full Exterior Rehabilitation is a more detailed quantity takeoff estimate than the Conceptual estimates of for Approaches A-C. For this reason, Approach D estimated costs may vary from Approaches A-C. Approach D includes Peterson Movers estimate of 10-13-15 to lift house and remove existing foundation.

3. Approaches and Estimated Costs

Additional Costs

E. Additional Costs

The following additional costs may be associated with the project and any of the approaches.

- 1. Elevator** - Provide a two stop elevator connecting the First Floor and Second Floor. The intent is to provide a metal clad, three-sided, elevator “tower” attached to the existing structure.

Estimated Costs	\$120,000
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4. Appendix: Detailed Estimated Costs

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Matts House - City of Verona
7/1/2015

RENOVATION PHASE I (baseline)					RENOVATION PHASE II (add to Ph I)					RENOVATION PHASE III (add to Ph II)				
Repairs to Halt Further Damage					Infrastructure Rehab					Full Rehab				
Quantity	Unit	Unit Price	Sub-Total		Quantity	Unit	Unit Price	Sub-Total		Quantity	Unit	Unit Price	Sub-Total	
Low	High	Comment	Low	High	Comment	Low	High	Comment	Low	High	Comment	Low	High	Comment
Foundation & Water Mitigation														
Basement/Foundation														
			\$ 23,094	\$ 20,000	\$ 25,000			\$ 141,769	\$ 132,500	\$ 150,000		\$ -	\$ -	\$ -
Excavate Around House	201	CY	\$ 25	\$ 5,037	50%	201	CY	\$ 25	\$ 5,037	full excavation				
Brace Walls	-	SF	\$ 5	\$ -	n/a for partial patch			\$ -						
Jack/Hold-up/Lower House						1,300	SF	\$ 25	\$ 32,500					
Patch Walls	651	SF	\$ 20	\$ 13,020	50%			\$ (13,020)	Credit					
Demolish Old Foundation Walls						1,488	SF	\$ 5	\$ 7,440					
New Footings						186	LF	\$ 40	\$ 7,440					
New Foundation Walls 8' - Conc						1,488	SF	\$ 40	\$ 59,520					
Demolish old slab/Prep						1,300	SF	\$ 3	\$ 3,900					
Dig out floor						96	CY	\$ 50	\$ 4,815					
Pour new SOG						1,300	SF	\$ 5	\$ 6,500					
Backfill	201	CY	\$ 25	\$ 5,037	50%	201	CY	\$ 25	\$ 5,037					
Water Mitigation														
Insulate Exterior Found. Walls						1,360	SF	\$ 4	\$ 5,440					
Waterproof Walls						1,376	SF	\$ 10	\$ 13,760					
Drain Tile						170	LF	\$ 20	\$ 3,400					
Re-Grade - see "Site" Category Below														
Floor Structures & Stairs														
First Floor														
Minor Adjustments														
Major Adjustments/Replace						1,300	SF	\$ 15	\$ 19,500					
Second Floor														
Minor Adjustments	1,300	SF	\$ -	\$ -				\$ -						
Major Adjustments/Replace						1,300	SF	\$ 15	\$ 19,500					
Stairs														
Improvements Basement-Ground						1	FL	\$ 5,000	\$ 5,000	fix/upgrade	1	FL	\$ 2,500	\$ 2,500
Improvements Ground-Second						1	FL	\$ 7,500	\$ 7,500		1	FL	\$ 5,000	\$ 5,000
Improvements Second-Attic						1	FL	\$ 5,000	\$ 5,000		1	FL	\$ 2,500	\$ 2,500
Roof														
Roof														
Inspect/Minor Repair	1,700	SF	\$ 3	\$ 5,100				\$ (5,100)	Credit					
New Roof Sheathing						1,700	SF	\$ 5	\$ 8,500					
Repairs to Structure						1,700	SF	\$ 15	\$ 25,500					
New Roofing - see "Envelope" below														
Remodel to Occupied Space??											792	SF	\$ 60	\$ 47,520
Roof														
Re-Roof						1,700	SF	\$ 10	\$ 17,000	asphalt				
Gutters/Downspouts						290	LF	\$ 15	\$ 4,350					
Building Envelope														
Enclosure														
Clean						3,432	FaceF	\$ 2.00	\$ 6,864					
Joint Sealants						3,432	SF	\$ 0.50	\$ 1,716					
Masonry Restoration						2,417	SF	\$ 35	\$ 84,595		402	SF	\$ 40	\$ 16,080
Refinish Wood Trim,Fascia,Soffits											952	SF	\$ 30	\$ 28,560
Refinish Wood Brackets											55	EA	\$ 400	\$ 22,000
Replace Windows											478	SF	\$ 100	\$ 47,800
Replace Exterior Doors											4	EA	\$ 3,000	\$ 12,000
Thermal														
Insulate Exterior Walls											3,432		\$ 2.50	\$ 8,580
Porches/Entries														
West Entry Rehab											44	SF	\$ 100	\$ 4,400
South Entry Rehab											44	SF	\$ 100	\$ 4,400
Large South Porch Rehab											206	SF	\$ 75	\$ 15,450
Interior														
Demo														
Basement - All work in Various														
First Floor														
Remove Ceiling for Structure Wo	1,300	SF	\$ 1	\$ 1,300		1,300	SF	\$ 3	\$ 3,900					
Open Walls for Inspection	1,300	GSF	\$ 2	\$ 2,600				\$ (2,600)	credit					
Gut to Structure						1,300	GSF	\$ 6	\$ 7,800					
Second Floor														
Remove Ceiling for Structure Wo	1,300	SF	\$ 1	\$ 1,300		1,300	SF	\$ 3	\$ 3,900					
Open Walls for Inspection & dem	1,300	GSF	\$ 2	\$ 2,600				\$ (2,600)	credit					
Gut to Structure						1,300	GSF	\$ 6	\$ 7,800					

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4. Appendix: Detailed Estimated Costs

	RENOVATION PHASE I (baseline)				Low	High	Comment	RENOVATION PHASE II (add to Ph I)				Low	High	Comment	RENOVATION PHASE III (add to Ph II)				Low	High	Comment		
	Repairs to Halt Further Damage							Infrastructure Rehab							Full Rehab								
	Quantity	Unit	Unit Price	Sub-Total				Quantity	Unit	Unit Price	Sub-Total						Quantity	Unit	Unit Price	Sub-Total			
Improvements																							
General																							
Paint Interior																	2,600	GSF	\$ 3.00	\$ 7,800			
Walls																							
New Partitions																	702	FF	\$ 9	\$ 6,318			
GWB on Exisitng Common Wall																	556	FF	\$ 6	\$ 3,336			
Furred Exterior Walls (insulation above)																	3,432	FF	\$ 7	\$ 24,024			
Floors																							
Flooring																	2,600	SF	\$ 8	\$ 20,800			
Ceilings																	2,600	SF	\$ 5	\$ 13,000			
Doors																	7	EA	\$ 2,000	\$ 14,000			
Millwork																	2,600	GSF	\$ 12	\$ 31,200			
Specialties																	2,600	GSF	\$ 1	\$ 2,600			
FF&E																	By Tenant						
MEP's				\$ -	\$ -	\$ -					\$ -	\$ -	\$ -							\$ 70,200	\$ 62,500	\$ 77,500	
Electrical																	2,600	GSF	\$ 10	\$ 26,000			
HVAC																	2,600	GSF	\$ 7	\$ 18,200			
Plumbing																	2,600	GSF	\$ 10	\$ 26,000			
Fire Protection																				\$ -			excluded
Hazardous Materials				\$ -	\$ -	\$ -					\$ 20,800	\$ 17,500	\$ 22,500						\$ -	\$ -	\$ -		
Asbestos								2,600	SF	\$ 5	\$ 13,000												
Mold								2,600	SF	\$ 1	\$ 2,600												
Lead								2,600	SF	\$ 2	\$ 5,200												
Site				\$ 9,300	\$ 7,500	\$ 10,000					\$ -	\$ -	\$ -							\$ 61,675	\$ 55,000	\$ 70,000	
Water Mitigation																							
Re-Grade	3,400	SF	\$ 2	\$ 6,800			minimal										3,400	SF	\$ 2	\$ 6,800			more grading
New Walks @ Perimeter	250	SF	\$ 10	\$ 2,500			due to regrading work																
Site Improvements																							
Landscape Allowance	1	LS	\$ -	\$ -			minimal by city										1	LS	\$ 15,000	\$ 15,000			
Retaining Walls																	420	SF	\$ 25	\$ 10,500			
Stairs																	125	SF	\$ 25	\$ 3,125			
Sidewalks - Private																		SF		\$ -			in minimum
Sidewalks - City							in above										-	SF	\$ 8	\$ -			BY CITY
Parking Lot																	744	SY	\$ 25	\$ 18,611			
Parking Lot - in R.O.W.																	306	SY	\$ 25	\$ 7,639			
Concrete Aprons																	-	SF	\$ 10	\$ -			BY CITY
Iron Fence - by City																							
Site Lighting? None currently																							
General				\$ 13,000	\$ 10,000	\$ 15,000					\$ 39,000	\$ 35,000	\$ 42,500							\$ 13,000	\$ 10,000	\$ 15,000	
GC's	2,600	SF	\$ 5	\$ 13,000				2,600	SF	\$ 15	\$ 39,000						2,600	SF	\$ 5	\$ 13,000			
Sub-Total				\$ 58,294	\$ 45,000	\$ 67,500					\$ 419,694	\$ 387,500	\$ 450,000							\$ 484,743	\$ 430,000	\$ 542,500	
Contingency				\$ 2,915	\$ 2,250	\$ 3,375	5%				\$ 41,969	\$ 38,750	\$ 45,000	10%						\$ 48,474	\$ 43,000	\$ 54,250	10%
Contractor Fee				\$ 1,836	\$ 1,418	\$ 2,126	3%				\$ 13,850	\$ 12,788	\$ 14,850	3%						\$ 15,997	\$ 14,190	\$ 17,903	3%
Design				\$ -	\$ -	\$ -	0%				\$ 23,776	\$ 21,952	\$ 25,493	5%						\$ 27,461	\$ 24,360	\$ 30,733	5%
Total				\$ 63,045	\$ 47,500	\$ 75,000					\$ 499,289	\$ 460,000	\$ 537,500							\$ 576,675	\$ 510,000	\$ 647,500	
											\$ 562,334	\$ 507,500	\$ 612,500							\$ 1,139,008	\$ 1,017,500	\$ 1,260,000	
												\$ 195	\$ 236							\$ 391	\$ 485		

4. Appendix: Detailed Estimated Costs

Matts House - City of Verona - Approach D

9/17/2015 & Peterson Movers Estimate of 10/13/2015

RENOVATION PHASE I (Occupy)								
Ground Floor & Full Exterior Rehab								
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment	
1. Foundation & Water Mitigation				\$ 164,992	\$ 155,000	\$ 175,000		
A10 Foundations								
Lift House for New Foundation	1	LS	\$ 24,500	\$ 24,500			Peterson Bid	
Wall Footings	186	LF	\$ 40	\$ 7,440				
Slab on Grade	1,300	SF	\$ 5	\$ 6,500				
Drainage Fill at SOG	1,300	SF	\$ 2	\$ 2,600				
Drain Tile	170	LF	\$ 20	\$ 3,400				
A20 Basement Construction								
Earthwork - Building Excavation	400	CY	\$ 25	\$ 10,000				
Hand Dig Basement SOG (to lower level)	96	CY	\$ 50	\$ 4,800				
Earthwork - Building Backfill - Clear	400	CY	\$ 25	\$ 10,000			50%	
Earthwork - Haul Spoils	400	CY	\$ 20	\$ 8,000			50%	
Concrete Foundation Walls	1,488	SF	\$ 40	\$ 59,520				
Foundation Waterproofing	1,488	SF	\$ 10	\$ 14,880				
Foundation Insulation	1,488	SF	\$ 4	\$ 5,952				
F20 Selective Building Demolition								
Demolish Old Foundation	1	LS	\$ 3,500	\$ 3,500			Peterson Bid	
Demolish Old SOG	1,300	SF	\$ 3	\$ 3,900				
2. Structure				\$ 98,000	\$ 92,500	\$ 105,000		
B1010 Floor Construction								
Repair/Level First Floor Structure	1,300	SF	\$ 15	\$ 19,500				
Repair/Level Second Floor Structure	1,300	SF	\$ 15	\$ 19,500				
B1020 Roof Construction								
Repair Roof Structure	1,700	SF	\$ 15	\$ 25,500				
Replace Roof Sheathing	1,700	SF	\$ 5	\$ 8,500				
C2010 Stair Construction								
Basement-Ground Floor - Fix/Upgrade	1	FL	\$ 7,500	\$ 7,500				
Ground - Second Floor - Fix/Upgrade	1	FL	\$ 12,500	\$ 12,500				
Second Floor - Attic - Fix/Upgrade	1	FL	\$ 5,000	\$ 5,000				
3. Roof				\$ 22,100	\$ 20,000	\$ 25,000		
B3010 Roof Coverings								
Re-Roof 100% - Asphalt	1,700	SF	\$ 10	\$ 17,000				
Gutters & Downspouts	290	LF	\$ 15	\$ 4,350				
B3020 Roof Openings								
Skylights - Infill	20	SF	\$ 37.50	\$ 750				
4. Building Envelope				\$ 271,435	\$ 257,500	\$ 287,500		
B2010 Exterior Walls								
Clean Façade	3,297	SF	\$ 2.00	\$ 6,594				
Brick - Full Restoration	2,417	SF	\$ 35.00	\$ 84,595				
Brick - Full Restoration (Behind Windows)	402	SF	\$ 40	\$ 16,080				
Refinish Wood Trim	402	SF	\$ 30	\$ 12,060				
Refinish Wood Soffits & Fascia	550	SF	\$ 30	\$ 16,500				
Refinish Wood Brackets	55	EA	\$ 400	\$ 22,000				
Caulking & Sealing	3,432	SF	\$ 0.50	\$ 1,716				
Exterior Wall Insulation - Level 1	1,716	SF	\$ 2.50	\$ 4,290				
Rehab West/South/East Porches	300	SF	\$ 100	\$ 30,000				
B2020 Exterior Windows								
Replace Windows	478	SF	\$ 75	\$ 35,850				
Window Blocking	500	SF	\$ 7.50	\$ 3,750				
B2030 Exterior Doors								
Replace Exterior Doors	4	EA	\$ 3,000	\$ 12,000				
F20 Selective Building Demolition								
First Floor - Gut to Structure	1,300	SF	\$ 10	\$ 13,000				
Second Floor - Gut to Structure	1,300	SF	\$ 10	\$ 13,000				
5. Interior				\$ 71,512	\$ 67,500	\$ 77,500		
Demo								
C1010 Interior Partitions								
Drywall Walls - First Floor	1,170	SF	\$ 9	\$ 10,530				
Furred Exterior Walls - First Floor	1,716	SF	\$ 6.00	\$ 10,296				
Window Stools - First Floor	47	LF	\$ 50	\$ 2,350				
Misc. Blocking - Wood	2,886	SF	\$ 1	\$ 2,886				
C1020 Interior Door								
Wood Doors	4	EA	\$ 2,000	\$ 8,000				
C1030 Fittings								
Toilet Accessories	1	RM	\$ 750	\$ 750				
FEC	2	EA	\$ 150	\$ 300				

Matts House - City of Verona - Approach D

9/17/2015 & Peterson Movers Estimate of 10/13/2015

Findorff

RENOVATION PHASE I (Occupy)								
Ground Floor & Full Exterior Rehab								
	Quantity	Unit	Unit Price	Sub-Total	Low	High	Comment	
C3010 Wall Finishes								
Painting - First Floor Only	1,300	GSF	\$ 3	\$ 3,900				
C3020 Floor Finishes								
Flooring - First Floor	1,300	SF	\$ 8	\$ 10,400				
C3030 Ceiling Finishes								
Ceiling Finishes	1,300	SF	\$ 5	\$ 6,500				
E2010 Fixed Furnishings								
Misc. Millwork	1,300	SF	\$ 12	\$ 15,600				
6. MEP's				\$ 78,000	\$ 72,500	\$ 82,500		
D2000 Plumbing								
Plumbing Work	2,600	SF	\$ 10	\$ 26,000				
D3000 HVAC								
Heating Ventilation & Air Conditioning	2,600	SF	\$ 10	\$ 26,000				
D4000 Fire Protection								
Fire Suppression Sprinklers - N/A	-	SF	\$ -	\$ -				
D5000 Electrical								
Electrical Work	2,600	SF	\$ 10	\$ 26,000				
7. Hazardous Materials - no work				\$ -	\$ -	\$ -		
Asbestos								
Mold								
Lead								
8. Site				\$ 86,850	\$ 82,500	\$ 92,500		
G10 Site Preparation								
Re-Grade Site/Prep	3,400	SF	\$ 4	\$ 13,600			minimal	
G20 Site Improvement								
Asphalt Paving, Signs, Striping	750	SY	\$ 25	\$ 18,750			minimal by cit	
Reconstruct Sidewalks	250	SF	\$ 10	\$ 2,500				
Bike racks	1	LS	\$ 1,500	\$ 1,500				
Rebuild Retaining Walls	420	SF	\$ 25	\$ 10,500			in above	
Rebuild Site Stairs	1	FL	\$ 5,000	\$ 5,000				
Landscaping Allowance	1	LS	\$ 15,000	\$ 15,000				
G30 Site Civil / Mechanical Utilities								
Site Utilities Allowance	1	LS	\$ 20,000	\$ 20,000				
General				\$ 65,000	\$ 60,000	\$ 70,000		
GC's	2,600	SF	\$ 25	\$ 65,000				
Sub-Total				\$ 857,889	\$ 807,500	\$ 915,000		
Contingency				\$ 42,894	\$ 40,375	\$ 45,750	5%	
Contractor Fee				\$ 27,024	\$ 25,436	\$ 28,823	3%	
Design				\$ 55,668	\$ 52,399	\$ 59,374	6%	
Total				\$ 983,475	\$ 925,000	\$ 1,050,000		



Matts House 3-sided Exterior Elevator Shaft (8' x 8' x 25 high; 600 sf of façade)

	QTY	Unit	Unit Cost	Total
Excavation	38	CY	25	939
Backfill Clear Stone	26	CY	25	643
Haul	38	CY	25	939
Mat Footing	4	CY	500	1,778
Frost Wall	120	SF	35	4,200
Waterproofing	120	SF	8	960
Wall Framing	600	SF	15	9,000
Roof Framing	64	SF	25	1,600
Exterior Wall Cladding	600	SF	25	15,000
Roofing	64	SF	25	1,600
Modify Existing Ext. Wall for Openings	1	LS	5,000	5,000
Subtotal Pit & Shaft				41,658
ELEVATOR - SEE NEXT SHEET				2 STOP 30,000 60,000
Subtotal				101,658
Contingency 7%				7,116
Fee 4%				4,351
Total				113,125

PETERSON MOVERS LLC
9820 52nd ST. S.
WI. Rapids, WI. 54494

715-570-5432

Website
Petersonmoversllc.com

Email
wimover1@gmail.com

10-13-15

John Hankard
211 E Verona Ave, Suite 2
Verona, WI 53593

RE: 101 Main ST, Verona, WI

John thank you for the opportunity to bid on your project
At this time all pricing and duties to be performed are preliminary.

Peterson Movers will supply all labor and equipment to support the building at 101 Main St and remove the old foundation
Estimated price \$24,500.00.
Transporting old foundation derbies to a dump site provided by customer \$3,500.
Price does not include back filling of the new foundation.

Customer is to prepare the building by repairing the loose brick, disconnecting all utilities, remove the furnace, hot water heater, chimneys, porch roofs, wood retaining wall and sections of blacktop from the parking lot.

Thank you
Michael Petersen

4. Appendix: Detailed Estimated Costs

HERITAGE MOVERS LLC
12527 GARTHWAITE LANE MT HOPE WI. 53816
608-732-4505

CONFIDENTIAL FAX TRANSMISSION

Of pages 3 including this fax page

Fax Regarding House raise Verona, WI

DATE : 9-29-2015

Special Attention for: Michael Hankard

Fax # sending to: 303-600-0282

Fax From : Russell Childs of Heritage Movers LLC.
Fax# from 608-988-4876

PLEASE LET US KNOW IF ANY OR PARTS OF THIS TRANSMISSION DID NOT GO
THROUGH OR WAS INCOMPLETE.

CELL # 608-732-4505

THANK YOU AND HAVE A GREAT DAY☺

1

Heritage Movers, LLC.
12527 GARTHWAITE LN
MT.HOPE, WI. 53816
DENNIS CHILDS (608) 235-5623
MATT CHILDS (608) 485-1612
SETH CHILDS (608) 732-2259
RUSS CHILDS (608) 732-4505
Proposal

Proposal Submitted to: HANKARD ENVIRONMENTAL (Michael Hankard)
Phone: CELL-608-345-1445 FAX-303-600-0282
Date: 9-29-2015

Street:

City, State, Zip: MADISON, WI 53593

Please read carefully this contract before signing.

BID FOR RAISING BRICK HOUSE IN VERONA, WI.

THE CONCRETE PERSON MUST LEAVE BEAM POCKETS WHERE THE BEAMS
WILL SIT DOWN IN THE WALL WHEN THE HOUSE IS LOWERED DOWN.

Additionally: Heritage Movers will provide all labor and equipment required in the
process of moving of house or structure or raising of house or structure and only carries
limited liability as required by LLC. Heritage movers only supplies standard liability for
the LLC.

Additionally: Customer-Owners/customer/investors of properties or structures shall provide
stable roadway to the new site with leveled off area for new location site of said structure for
raise or move of building at their own expense and additionally at their own expense pay for and
have unhooked all utilities including the water ,sewer ,unhook all electrical, gas/fuel lines,
telephone , or cable from house or building/structures prior to its move or raise of said
structure/house. Owners/customer/investors shall remove in advance of the work beginning any
and all landscaping items they wish to be salvaged such as brick or stone, basement windows,
doors, out buildings, or any items left in the basements, trim, downspouts, any attached items,
unattached lawn stone, shrubs, flowers, plants, lawn décor, ornamental items, this also includes
completing trimming & removal of all trees etc. Any or all landscaping or decorative items must
be removed from the worksites before the work begins if they are to be saved otherwise they will
or may be damaged in the normal course of work and will not at any time be replaced by
Heritage Movers LLC and their damage will not constitute any reimbursement by this Heritage
Mover LLC or its insured.

The parties hereby agree as follows:

Owner agrees to pay the contractor, as compensation for his services here under the total sum
of: THIRTY EIGHT THOUSAND FIVE HUNDRED dollars (\$ 38,500.00 dollars)

1.The sum of TWENTY THOUSAND dollars (\$ 20,000.00 dollars) the day work
starts.

2.The sum of TEN THOUSAND dollars (\$ 10,000.00 dollars) when raised off
basement .

3.The sum of EIGHT THIOUSAND FIVE HUNDRED dollars (\$ 8,500.00 dollars)
to be paid before the beams are pulled out.

4. There are Additional costs for height changed by customer request after contract is
executed as changes in height involve more time and work .

HERIAGE MOVERS LLC shall provide the materials and perform the work in
raising said structure.

2

Permits

(1) Moving permits to be obtained by and paid by Heritage Movers LLC.

(2) Building permits to be obtained and paid by owner.

(3) Right of way across private properties to be obtained and paid by owner.

(4) Right of way across railways or bridges to be obtained and paid by owner.

(5) All cost arising from the moving, raising and relocating of any utility such as but not limited to
telephone,cable and electric lines,wires or poles by owner.

(6) All costs for all police,sheriff,state patrol or private escorts by owner.

(7) Clearing of trees,brush & other to clear right of way shall be done and paid by owner.

(8) Any extra insurance or bond to be paid by owner.

(9) No changes or alterations in this contract agreements may be made by owner without
Heritage Movers LLC prior written approval. As all changes or modifications to this contracts with
Heritage Movers LLC will be at owner expense. Any changes constitute anew contract agreement
and will void this contract if changes not in writing.

(10) Heritage Movers LLC can void this contract at any time.

If the customers/owner fails to pay any or all of the fees according to the terms agreed upon in this
contract, the contractor shall have an instant lien against the structure/dwelling/building or any
other structure moved and upon the land and other involved buildings on that land from which the
dwelling or structure was removed (if the owner has any interest therein) and upon the land which
the dwelling/structure was placed (new site) to the extent of the contract price, expenses and all
related recovery fees under which Wisconsin State Statute 779.03 and will collect all monies due
accordingly plus expenses of recovering them with interest set by Heritage Movers LLC.

In the event it should become necessary for Heritage Movers LLC to retain the services of an attorney to
enforce the terms of this contract . It shall be the obligation of the owner to pay actual and reasonable
attorney's fees and court or related costs incurred by Heritage Movers LLC or its agents.

HERITAGE MOVERS LLC shall not be responsible for cracks ,breakage, shifting or loose items left in or
on the structure or dwelling , breaking of mortar and bricks , in or on the structure or any damage caused by
settling or ordinary shifting or moving of the structure, or any other damage caused during the moving or
raising process of said structures. Such damage may result in any move or raise and is not uncommon or
unexpected. Negligence on home owner's part causing injury to public property, the public or contractor
shall result in compensation for Heritage Movers LLC or their representatives in what ever from they seek
as is necessary without damage or consequence to Heritage Movers LLC.

Heritage Movers LLC is not responsible for acts of nature, tornado, flood, water damage from rain, leakage
or power equipment and pump failures, fire, wind , vandalism , flooding, collapse, or any damages from
another contractors neglect, or other malicious acts, or acts that are out of Heritage Movers LLC control,
that may result in any damage or injuries to any representative of the public or to the customer/owner
themselves.

OWNER/CUSTOMER has 30 days to have new foundation ready for Heritage Movers LLC to pull beams.
After this 30 day period a \$100.00 per day charge for beam rental will be assessed.

I have read and agree to all terms and conditions of this contract.

Customer/Owners

Signature

date

By signing here agrees to terms of contract

HERITAGE MOVERS LLC-Member-

date



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CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 12, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA. LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RODERICK D. STEEGE, PROFESSIONAL LAND SURVEYOR FOR AECOM, do hereby certify that by the order of the CITY OF VERONA, I have made a survey of part of OUTLOT 12, Assessor's Plat to the Village of Verona. Located in part of the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4, Section 15, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 15:

Thence N 0°53'33" W along the west line of said SE 1/4, 1456.19 feet;
Thence EAST, 33.00 feet to the Point of Beginning;
Thence N 89°33'49" E along the north line of said OUTLOT 12, 132.79 feet;
Thence S 0°52'19" E along the east line of said OUTLOT 12, 107.80 feet to the north right of way line of East Verona Avenue;
Thence S 65°58'00" W along said northerly right of way line, 75.59 feet to a point of curvature;
Thence 92.25 feet along the arc of a 60 foot radius curve to the right with a chord which bears N 49°24'41" W, 83.43 feet to the end of said curve;
Thence N 5°22'21" W, 9.38 feet;
Thence N 0°53'33" W, 73.95 feet to the Point of Beginning.

Said parcel contains 0.378 Acres (16490 square feet), more or less.
Subject to any and all easements and rights of way of record.

I further certify that this map is a correct representation of all exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Verona Subdivision Regulations to the best of my belief in surveying and mapping the same.

Roderick D. Steege
Professional Land Surveyor 1761

Date: 03/19/2015

AECOM
1350 Deming Way, Suite 100
Middleton, WI 53562

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 12, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA. LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The City of Verona, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as an owner, does hereby certify that said Corporation has caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Said Corporation further certifies that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the City of Verona for approval.

In witness whereof, the said City of Verona has caused these presents to be signed by its representative this _____ day of _____, 2015.

By: _____
Jon H. Hochkammer, Mayor
City of Verona

State of Wisconsin)SS
Dane County)SS

Personally came before me this _____ day of _____, 2015 the above named Jon H. Hochkammer, Mayor of the City of Verona, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____, 2015.

PLAN COMMISSION APPROVAL

Approved for recording per City of Verona Plan Commission action of _____.

Jon H. Hochkammer, Chairman Plan Commission

CITY OF VERONA APPROVAL:

"Resolved that this Certified Survey Map, including any dedications shown thereon, which has been duly filed for the approval of the City Council of the City of Verona, be and the same is hereby approved and is hereby acknowledged and accepted by the City of Verona."

I hereby certify that the above is a true and correct copy of the resolution adopted by the City of Verona on this _____ day of _____, 2015.

Kami Scofield, City Clerk

RECEIVED FOR RECORDING on this _____ day of _____, 2015 at _____ o'clock ____ M. And recorded in Volume _____ of Certified Survey Maps on Pages _____.

Kristi Chlebowski, Dane County Register of Deeds